

Ent. Apr. 14, 2015 at 00:49

## Notice of Assessment Lien Foreclosure Sale

As to  
Positive Rec. Brazos County

1. *Property to Be Sold.* The property to be sold is described as follows:

All that certain lot, tract or parcel of land lying and being situation in Brazos County, Texas, and being Unit Five (5), Buliding "A", OAKWOOD, a resubdivision of the three acre Lot 1, in the Oak Village Subdivision Phase 1, according to the plat of said subdivision recorded in Volume 404, Page 791, Deed Records of Brazos County, Texas, and according to the Correction Declaration of Covenants, Conditions and Restrictions for Oakwood Townhomes Planned Unit Development, recorded in Volume 404, Page 588, Deed Records of Brazos County, Texas and all appurtenances thereto.

2. *Instrument to be Foreclosed*

Whereas the property to be foreclosed is subject to the Declaration for Oakwood Townhomes recorded in volume 404, Page 588 of the Deed Records, Brazos County, Texas filed on August 18, 1978 and any other applicable re-filings or re-plattings thereof and amendments or supplements thereto. The Declaration provides for the payments of monthly assessments which is secured by a lien against the non-paying owner. The payments are to be made to the Oakwood Townhome Home Owner's Association (Association).

Whereas the Association, on October 3, 2014 and January 23, 2015 sent notice of default in payment of assessments to Anthony Nutall and Valentina Nutall being the present owners of said real property

Whereas the Association filed an Lien Affidavit in Volume 10175, Page 63 of the Deed Records of Brazos County, Texas covering the real property herein described concerning the default in the payment of the indebtedness owing by Anthony Nutall and Valentina Nutall, the present owners of said real property, to the Association; and

Whereas, the said Anthony Nutall and Valentina Nutall have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: May 5, 2015

Time: 10:00 a.m. or no later than three hours thereafter.

Place: Brazos County Administration Building (Atrium of Administration Building), 200 South Texas Avenue, Bryan, Texas 77803 or as designated by the County Commissioners.

Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition, and title of the property.

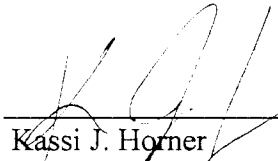
The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. Prospective bidders are strongly urged to examine the applicable property records and the law.

5. *Type of Sale.* The sale is a nonjudicial assessment lien foreclosure sale being conducted pursuant to the power of sale granted by the Declaration for Oakwood Townhomes and Texas Property Code 82.113.

The foreclosure of this property is being administered by the appointed attorney for the Association. Questions concerning the sale may be directed to the undersigned.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

Dated: April 14, 2015

  
\_\_\_\_\_  
Kassie J. Horner  
1783 Briarcrest Dr. Ste. 100  
Bryan, Texas 77802  
Telephone (979) 703-7014  
Telecopier (979) 703-7031

## Notice of [Substitute] Trustee Sale

Filed for Record  
Brazos County

On: Apr 10, 2015 at 10:11:11

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Amount: \$1000  
Deed Book Number: 34-1014  
Page: 1  
Deed is Cover

1. **Date, Time, and Place of Sale.**

**Date:** 05/05/2015

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS  
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 3002 Forest Hills Ct, Bryan, TX 77803-0409

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 03/17/2006 and recorded 03/21/2006 in Document 00920240 real property records of Brazos county Texas, with Martin Espitia, an unmarried man grantor(s) and Option One Mortgage Corporation.

4. **Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured:** Deed of Trust of Contract Lien executed by Martin Espitia, an unmarried man securing the payment of the indebtedness in the original principal amount of \$64,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5 is the current mortgagee of the note and the deed of trust or contract lien.

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

Lot Seven (7), Block Six (6), Northwood First Installment, City of Bryan, according to plat thereof recorded in Volume 314, Page 219 of the official Records of Brazos County, Texas

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
561-682-8000

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.



Sharon St. Pierre or Robert LaMont or Chance Oliver, Bret Allen or Stephanie Spurlock, Laterrika Thompkins, Tamika Smith, Chelsea Jackson, Camisha Scott, Keisha Lyons or Melisa Jones

Substitute Trustee

C/o Power Default Services, Inc.

Northpark Town Center

1000 Abernathy Rd NE; Bldg 400, Suite 200

Atlanta, GA 30328

ATTN: Trustee Department

Telephone: 855-427-2204

Fax: (866)-960-8298

Our File Number: 390.100220

Name: NORMAN SMITH AND DONNA SMITH, HUSBAND AND WIFE, AS COMMUNITY PROPERTY

Filed for Record in  
BRAZOS COUNTY

2015 APR 13 10:11 AM

### **NOTICE OF TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WHEREAS, on July, 17 2008, NORMAN SMITH AND DONNA SMITH, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, executed a Deed Of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, LLP as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 01004685, Volume 8714, 172 in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TX; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **June 2, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **BRAZOS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the Atrium of the 1st Floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

LOT EIGHT (8), BLOCK SEVENTEEN (17), NORTHWOOD SUBDIVISION, INSTALLMENT 8B,  
CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 564, PAGE 285 OF  
THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 3304 TIMBERLINE DRIVE  
BRYAN, TX 77803  
Mortgage Servicer: Carrington Mortgage Services, LLC  
Noteholder: Carrington Mortgage Services, LLC  
1610 E. St. Andrew Pl #B150  
Santa Ana, CA 92705

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS MY HAND this day, April 13, 2015.



Sharon St. Pierre, Robert Lamont, Cheryl Lamont, Bob Schubert, Leighton Schubert, Ricky Salcido, Chance Oliver or Bret Allen, Substitute Trustee  
c/o Angel Reyes & Associates, P.C.  
5950 Berkshire Lane, Suite 410  
Dallas, TX 75225  
214-526-7900

Filed for County of  
Brazos  
Book 9704 Page 121 Instrument 01065078

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/18/2010  
**Grantor(s):** ORLANDO P YANEZ, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIME LENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$78,837.00  
**Recording Information:** Book 9704 Page 121 Instrument 01065078  
**Property County:** Brazos  
**Property:** UNIT TWO (2), BUILDING "D", WOODSTOCK CONDOMINIUM, PHASE I, A CONDOMINIUM PROJECT IN THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN VOLUME 454, PAGE 638, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATION OF AMENDMENT, MERGER AND ANNEXATION FOR WOODSTOCK CONDOMINIUM, PHASE II, RECORDED IN VOLUME 492, PAGE 143, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND THE SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION FOR WOODSTOCK CONDOMINIUM FILED IN VOLUME 495, PAGE 441, DEED RECORDS, BRAZOS COUNTY, TEXAS.  
**Reported Address:** 1900 DARTMOUTH ST UNIT D2, COLLEGE STATION, TX 77840-3945

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of May, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.  
**Substitute Trustee(s):** Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

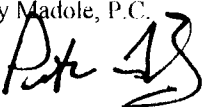
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military as a member of the Texas national Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WHEREAS, on 10/30/2006, LEONARDO R. JORDAN AND DANIELLE S. ROSS, HUSBAND AND WIFE, executed a Deed of Trust conveying to G. TOMMY BASTIAN as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 00944969, Volume 7663, Page 280, and loan modification dated 3/28/2013 and recorded on 6/17/2013 as Instrument Number 01159515, in Book 11411, Page 186 in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/5/2015 beginning not earlier than 11:00 AM, or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted. Said Real Estate is described as follows:

LOT TEN (10), BLOCK ONE (1), BRYAN PLACE NORTH PHASE THREE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6800, PAGE 153 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 2402 WOODBEND DR, BRYAN, TX 77803

Mortgage Servicer: Caliber Home Loans, Inc.

Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134

Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WITNESS MY HAND this day, 4/9/15

Pête Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre,  
Substitute Trustee

When recorded please return to:  
Summit Trustee Services  
16745 W. Bernardo Drive, Suite 100  
San Diego, CA 92127



4518695

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

**Date:** May 05, 2015  
**Time:** The sale will begin at 10:00AM or not later than three hours after that time.  
**Place:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 13, 2007 and recorded in Document CLERK'S FILE NO. 00959845 real property records of BRAZOS County, Texas, with MARK W PRICE AND MELISSA M PRICE, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARK W PRICE AND MELISSA M PRICE, securing the payment of the indebtednesses in the original principal amount of \$118,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.  
14523 SW MILLIKAN WAY SUITE 200  
BEAVERTON, OR 97005

  
BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

05/05/2015 10:00 AM  
BRYAN, TEXAS  
COUNTY CLERK'S OFFICE  
CLERK'S FILE NO. 00959845  
MARK W PRICE AND MELISSA M PRICE  
BANK OF AMERICA, N.A.  
FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE  
SETERUS, INC.  
14523 SW MILLIKAN WAY SUITE 200  
BEAVERTON, OR 97005  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001  
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BRAZOS

EXHIBIT "A"

LOT SEVENTEEN (17), BLOCK NINE (9), WHEELER RIDGE, PHASE FOUR, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 474, PAGE 767 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

[illegible]

NOS00000005128954

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: May 05, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 15, 2006 and recorded in Document CLERK'S FILE NO. 00933987 real property records of BRAZOS County, Texas, with JASON E DE LA CRUZ AND CARRIE N CUMMINGS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JASON E DE LA CRUZ AND CARRIE N CUMMINGS, securing the payment of the indebtednesses in the original principal amount of \$90,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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LOT FOUR (4), BLOCK NINE (9), FIRST SUBDIVISION OF LYNNDAL E ACRES, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 167, PAGE 539 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.



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